

**CITY OF DELTONA, FLORIDA  
CITY COMMISSION WORKSHOP MEETING  
TUESDAY, MAY 11, 2010**

A Workshop Meeting of the Deltona City Commission was held on Tuesday, May 11, 2010 in the City of Deltona's 2<sup>nd</sup> Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 4:30 p.m. by Vice Mayor McFall-Conte.

**2. ROLL CALL:**

Mayor	Dennis Mulder	Absent
Vice Mayor	Michelle McFall-Conte	Present (phone)
Commissioner	Zenaida Denizac	Present
Commissioner	Janet Deyette	Present
Commissioner	Michael Carmolingo	Present
Commissioner	Paul Treusch	Present
Commissioner	Herb Zischkau	Present
City Manager	Faith G. Miller	Present
City Attorney	Gary Cooney	Present
Deputy City Clerk	Traci Houchin	Present

Also Present: Planning & Development Director Chris Bowley; Assistant Planning Manager Ron Paradise; Deputy City Manager Dave Denny; Public Works & Utilities Director Glenn Whitcomb; Parks & Recreation Director Steve Moore; and Finance Director Bob Clinger.

**3. BUSINESS:**

**A. Update re: Evaluation and Appraisal Report Based Comprehensive Plan Amendments.**

Mr. Paradise gave a brief update regarding the Evaluation and Appraisal Report Based Comprehensive Plan Amendments (EAR) program. The Commission was presented the entire package on April 21 and since that time there have been a few slight modifications which he presented to the Commission. Mr. Paradise presented a power point presentation in which he reviewed each element and hit the highlights of each one. He reviewed the significant changes of each element. These elements include: future land use, transportation, housing, infrastructure, conservation, parks & recreation, intergovernmental coordination, capital improvements, urban design, and public school facilities.

1 Commissioner Zischkau asked if Mr. Paradise was suggesting the Floor Area Ratio (F.A.R.)  
2 calculations as an alternative to the trip cap. Mr. Paradise replied yes. Commissioner Zischkau  
3 also asked if the trip cap refers to the average daily trips and again, Mr. Paradise replied yes.  
4

5 Commissioner Denizac asked if Mr. Paradise felt that this formula would be more beneficial to  
6 the development of the 472 area. Mr. Paradise replied yes.  
7

8 Commissioner Carmolingo asked if the F.A.R. is in use anywhere else. Mr. Paradise stated that  
9 the County uses it and that the City uses it for zoning. He stated that it is very common.  
10

11 Commissioner Denizac asked if the County has agreed to the same concept that the DRI expired.  
12 Mr. Paradise stated that he did not know the answer to this; however, he did state that he was  
13 aware that the County has had discussions around it and that he is operating on the premise that  
14 no news is good news.  
15

16 Commissioner Zischkau asked why the Transportation Concurrency Exception Area (TCEA) is  
17 still potential. Mr. Paradise stated that the City is not comfortable that there has been no official  
18 determination on the legal status of the TCEA, because there is a requirement for a mobility plan  
19 to be formulated within two (2) years after a local government declares itself an Exception Area.  
20 Commissioner Zischkau also stated that he is upset with the City changing the level of service on  
21 some local roads and he asked Mr. Paradise how many average daily trips would the City have to  
22 have in order to change the level of service from B to D. Mr. Paradise did not have the answer,  
23 but stated that he would research that and report it to the Commission.  
24

25 Commissioner Denizac asked that if by changing the level of service, in some way, could this  
26 work against the City, especially since some portions of SR 415 are failing yet the City wants to  
27 increase activity. Mr. Paradise stated that it could, however, what Staff is proposing is balance in  
28 order to have more road traffic but also facilitate the ability for people to travel and move around.  
29

30 Commissioner Treusch asked if the City could sell property to a developer that is zoned for parks  
31 and could the developer build an apartment complex on that property. Mr. Paradise stated yes,  
32 and that the City's intent is to allow for flexibility.  
33

34 Commissioner Carmolingo asked what types of modifications are being made to the wetlands  
35 and habitat areas. Mr. Paradise stated that the City will continue to protect the wetlands and  
36 allow for the 25' buffer and also continue to look for listed species.  
37

38 Commissioner Zischkau asked if any of the parks modifications came from the consultant's work  
39 that was done with the prior Commission. Mr. Paradise stated that the Master Plan was taken into  
40 consideration and that Mr. Moore and his staff played an active role in this element. However,  
41 staff will take another look at the plans and modify changes if applicable.  
42

43 The transmittal hearing will take place at the City Commission meeting on May 17, 2010.  
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**B. Update re: Thornby Property All-Inclusive Playground Project.**

Mr. Bowley gave a brief presentation on the Thornby project. Mr. Bowley stated that the target date for opening is by the end of October and that the City is still on schedule for that. He also stated that the most difficult permit, the Environmental Resource Permit has been received which was a very big step in helping the project move forward. He also reminded the Commission that this piece of property will be Central Florida serving, not just Deltona. At the request of the County, access to the property will be off of Providence rather than Lake Shore Drive which the City has accommodated. The playground will be situated near the parking lot. Mr. Bowley stated that at this time the plan has been through the Development Review Committee (DRC) and the management plan has been completed and approved. At this time it is ready to go out to bid for construction. Mr. Bowley stated that he would also like to take it to the Planning & Zoning Board, bring it to the City Commission, and have two (2) community meetings before starting construction.

Commissioner Denizac asked the total number of parking spaces and how many of these are handicapped. Mr. Bowley stated that there are a total of fifty two spaces, with forty six standard and six handicap. Commissioner Denizac does not feel that six is sufficient.

Commissioner Carmolingo stated that he agrees with Commissioner Denizac and that if possible, the City needs to add more. Commissioner Deyette also agreed.

**C. Discussion re: Deltona 2010 Incentive Program.**

This item has been removed from the agenda due to Mayor Mulder's absence.

**4. PUBLIC COMMENTS:**

a.) Mark Barfield stated that he thinks that the Commission should proceed very cautiously with reducing the level of service on the roadways because the quality of life is extremely important to the residents of the City. He also stated that he was aware that Item C had been pulled from the agenda, however, a lot of discussion has taken place on this and he would urge the Commission to consider: 1) we are not yet out of the recession and 2) there is a great need for infrastructure on the roads and repairing them.

b.) Larry DeMatteo asked Mr. Bowley if the Thornby plan was centered on the handicap playground and Mr. Bowley stated that it was. Mr. DeMatteo referred to a former presentation which provided a colored map and showed picnic areas, he asked if the City will be showing that again. Mr. Bowley stated that the City will share this again with the public at a later time. He also asked if any staff will be on duty at this park; Mr. Moore confirmed that it will not be manned.

1 c.) Robert Desmond stated that he has not heard anything lately on Sun Rail, and asks if this is  
2 something to be considered in the Conservation Element that Mr. Paradise spoke of. He also  
3 asked if there is anything in the provisions that allow for shelter to keep the environmental  
4 elements away from folks who may be waiting for mass transit transportation. Mr. Paradise  
5 stated that there is nothing in the comp plan that encourages the use of shelters. He also  
6 stated that there is nothing in the Conservation Element that dealt specifically with Sun Rail  
7 and Mass Transit. Mr. Desmond also asked if the City knew the number of visitors per year  
8 expected at Thornby Park and Mr. Bowley stated that the City does not. He also asked if  
9 there is a total cost of how much it will take to complete the project. Mr. Bowley stated that  
10 the park is being funded in part by non-City dollars.

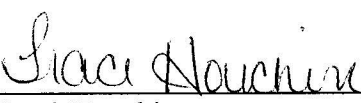
11  
12 d.) Mark Harper asked what the total cost is for the Thornby project. Mr. Moore stated that  
13 \$793,000 is the total cost.

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15 Commissioner Denizac asked the City Attorney for an update on his meeting with the soccer club  
16 attorney and asked if he could share that with the Commission. Mr. Cooney stated that he met with  
17 Mr. Elkind and that he had a very nice conversation and he felt that it was productive. The club will  
18 be opening the concession stand for the Memorial Day weekend and that the City will evaluate the  
19 performance after that weekend and if everything looks good, the City will move forward at that  
20 time.

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22 Vice Mayor McFall-Conte stated that she will be returning to the Commission meetings at the  
23 second meeting in June.

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26 **5. ADJOURNMENT:**

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28 There being no further business the meeting adjourned at 6:07 p.m.

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34 Traci Houchin,  
35 Deputy City Clerk